

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	GERALD YOUNG 11765 STONEWALL SPRINGS AVE LAS VEGAS, NV 89138	Property Owner	MIN KUANG FENG MIN LIN A YIN 6F 223 RUEIGUANG ROAD NEIHU DISTRICT ROC TAIPEI CITY 114 TAIWAN
Property description	CITRUS SPRINGS UNIT 26 PB 9 PG 7 LOT 7 BLK 1612	Application date	Apr 05, 2026
		Certificate #	2024 / 2193
		Date certificate issued	06/01/2024
		Account number	2089016

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/2193	06/01/2024	147.46	21.90	169.36
# 2025/2348	06/01/2025	152.59	10.84	163.43
→ Part 2: Total*				332.79

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	332.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	150.31
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	40.86
7. Total Paid (Lines 1-6)	948.96

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Christina Sedlak	Citrus County, Florida
Signature, Tax Collector or Designee	Date 31st of July, 2026

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	129.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	129.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,077.96
17. Redemption fee	6.25
18. Total amount to redeem	1,084.21
Date of sale	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

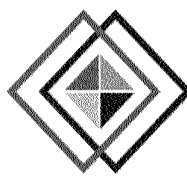
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)



TAX DEED APPLICATION COVER LETTER

Account #: 2089016

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant

GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Owner on Current Tax Roll

MIN KUANG FENG
MIN LIN A YIN
6F 223 RUEIGUANG ROAD
NEIHU DISTRICT
ROC TAIPEI CITY 114
TAIWAN

Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION INC
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Other Party

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
PO BOX 236
HOLTER, FL 34445

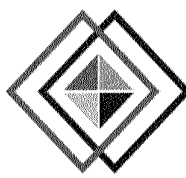
Other Party

ROBERT B CHILDERS JR, REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC
PO BOX 236
HOLTER, FL 34445

Other Party

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Other Party



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

KUANG-FENG MIN
3RD FL, NO. 9, ALLEY 69, LANE 66, WEN-TE RD
TAIPEI
TAIWAN ROC

Title Holder

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2089016	18E17S100260 16120 0070	9240 N PATCH DR CITRUS SPRINGS 34434
Legal Description		
CITRUS SPRINGS UNIT 26 PB 9 PG 7 LOT 7 BLK 1612		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2193	\$3,221	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
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KUANG FENG MIN
A YIN MIN LIN

6F 223 RUEIGUANG ROAD
NEIHU DISTRICT
ROC TAIPEI CITY 114
TAIWAN

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 06/30/2026 Search covers 20 years through: 06/26/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
KUANG-FENG MIN 3RD FL, NO. 9, ALLEY 69, LANE 66, WEN-TE RD TAIPEI TAIWAN ROC	Warranty Deed Bk:1248 Pg:1917	
KUANG-FENG MIN AND A-YIN MIN LIN 6F 223 RUEIGUANG ROAD NEIHU DISTRICT TAIPEI CITY 114 TAIWAN ROC	Quit Claim Deed Bk:2247 Pg:886	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. PO BOX 236 HOLDER FL 34445	Sunbiz - HOA	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz - HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

CITRUS COUNTY Florida
BETTY STRILLER, CLERK

1016700

VERIFIED BY: *[Signature]* D.C.

This Instrument Prepared By and Return To:
Nancy Roche
FIVE POINTS TITLE SERVICES CO., INC.
999 Brickell Avenue, Suite 700
Miami, Florida 33131

Contract No. 05 - 37894
10,100.00
No. 268

Documentary Tax Paid

\$ *20.00*

Intangible Tax Paid

\$

Betty Striller,
Clerk of Circuit Court,
Citrus County, Florida

By: *[Signature]* D.C.

WARRANTY DEED

This Indenture, made on May 29, 1998, Between **FIVE POINTS TITLE SERVICES CO. INC., a Florida corporation, as Trustee under the provisions of Trust Agreement dated December 4, 1992**, with a post office address of 999 Brickell Avenue, Suite 700, Miami, Florida 33131, and lawfully authorized to transact business in the State of Florida; and **SCAFHOLDING B. V., a company organized under the laws of the Netherlands**, having its principal place of business at 999 Brickell Avenue, Suite 700, Miami, Florida 33131; grantors*, and

KUANG-FENG MIN, A Married Person

Social Security No.

whose post office address is: **3RD FL, NO.9, ALLEY 69, LANE 66, WEN-TE RD TAIPEI TAIWAN R O C**
hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

Property Folio No. - R10 17S18E0260 16120 0070

Lot 7, in Block 1612, of CITRUS SPRINGS UNIT 26, a Subdivision according to the Plat thereof, as recorded in Plat Book 9, at Pages 7 through 16 inclusive, of the Public Records of Citrus County, Florida

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

This Deed is executed by FIVE POINTS TITLE SERVICES CO., INC., not personally, but as Trustee as above stated, in the exercise of the power and authority conferred upon and vested in it as Trustee (and the Trustee hereby warrants that he possesses full power and authority to execute this instrument), and it is expressly understood that nothing herein shall be construed as creating any liability on FIVE POINTS TITLE SERVICES CO., INC.

SCAFHOLDING B. V., a Netherlands corporation, hereby joins in this conveyance, for the purpose of fully warranting the title to the land, and it will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantors have hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Marta Costa
Marta Costa, Witness

Beth Smith
Beth Smith, Witness

**FIVE POINTS TITLE SERVICES CO., INC.,
As Trustee Under Trust Agreement dated
December 4, 1992**

By: *Nancy Roche*
NANCY ROCHE, President, as Trustee
999 Brickell Avenue, Suite 700, Miami, FL 33131

STATE OF FLORIDA COUNTY OF DADE

The foregoing instrument was acknowledged before me on May 29, 1998, by NANCY ROCHE, President, of FIVE POINTS TITLE SERVICES CO., INC., As Trustee Under Trust Agreement dated December 4, 1992, under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. She is personally known to me.

OFFICIAL NOTARY SEAL
BETH A SMITH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC394733
MY COMMISSION EXP. JULY 24, 1998

[Signature]
Notary Public State of Florida

EX1246631917

15 JUN 15 PM 3:37

No. 268

Signed, sealed and delivered in our presence.

Teresa Doyle
Teresa Doyle, Witness

SCAFHOLDING B. V.,
a Netherlands corporation

Linda Kouremetis
Linda Kouremetis, Witness

By: RUDY GRAM, Authorized Agent

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on this 5 day of June, 1998, by RUDY GRAM, Authorized Agent, of SCAFHOLDING B. V., a Netherlands corporation, on behalf of the corporation, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

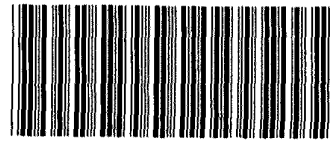
NOTARY PUBLIC OFFICIAL NOTARY
LINDA H KOURT
COMM.

Linda H. Kouremetis
LINDA H. KOUREMETIS, Notary Public State of Florida

BATCH28

5X1248751918

1958 Jul 15 Pil 3:37



2008049179 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$35.50
DOCUMENTARY TAX: \$0.70
2008049179 BK:2247 PG:886
10/14/2008 10:37 AM 4 PGS
JCARROLL, DC Receipt #028418

Return to:

Name: Min, Kuang-Feng

Address: 6F 223 Rueiguang Road
Neihu District Taipei City 114
Taiwan ROC

This instrument Prepared by Min, Kuang-Feng

Address: 6F 223 Rueiguang Road
Neihu District Taipei City 114
Taiwan ROC

Property Appraisers Parcel
Identification (Folio) Number(s):

Grantee(s) S.S.#(s):

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Processing Data

Space Above This Line
for Recording

THIS QUIT-CLAIM DEED, Executed this 30 day of Sep 2008, by

first party, to Min, Kuang-Feng
whose post office address is
6F 223 Rueiguang Road
Neihu District Taipei City 114
Taiwan ROC

second party: Min, Kuang-Feng and Min Lin, A-Yin, husband and wife

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten dollars and zero cents **Dollars (\$ 10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

From a point of beginning obtained as follows:

Legal Description:
Citrus Springs Unit 26 Lot 7 Block 1612
Alt. Key # 2089016

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x

Witness Signature

(as to the first Grantor)

Printed Name KUEI - FANG ANN CHANG

x

Witness Signature

(as to first Grantor)

Printed Name I HUNG CHIU

x

Grantor Signature

Printed Name MIN KUANG FENG

Post Office Address

6F. 223 RUEIQUANG RD. NEIHU DISTRICT.
TAIPEI CITY. 114 TAIWAN R.O.C

MIN LIN A-YIN
MIN LIN A-YIN

STATE _____ OF _____ FLORIDA
COUNTY OF Citrus

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ to me known to be the person(s) _____ described in and who executed the foregoing Quit-Claim Deed and that (he)(she)(they) acknowledged before me that (he)(she)(they) executed the same of (his)(her)(their) own will and deed.

I relied upon the following form(s) of identification of the above named person(s) _____ An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, A.D.

Notary Signature

Printed Notary Signature

Comm. #/Expiration Date _____

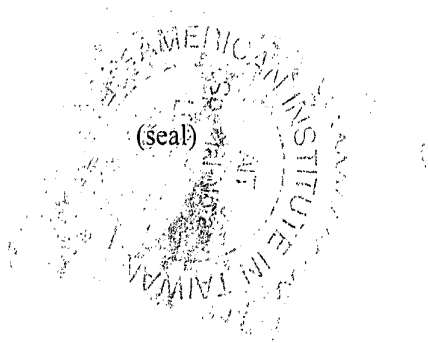
Certificate of Acknowledgement of Execution of an Instrument

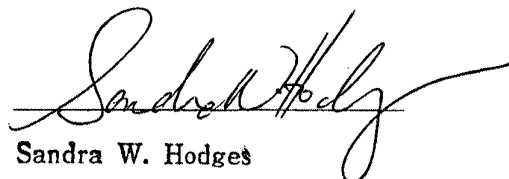
Taiwan)
City of Taipei)
American Institute in) ss:
Taiwan, Taipei Office)

I certify that on this day of **30 SEP 2008**, before me, Sandra W. Hodges,
Special Notary (PL96-8) of the Consular Section, American Institute in Taiwan,
personally appeared CHIU, I HUNG & MIN, KUANG FENG & MIN LIN, A YIN &
CHANG, KUEI FANG ANNY -----

prove to me to be the person/s described in and who executed the annexed instrument,
and acknowledged to me that ~~he/she~~ they executed the same freely and voluntarily.

IN WITNESS WHEREOF I have
hereunto set my hand and affixed
the official seal the day and year
last above written.





Sandra W. Hodges
Special Notary (PL96-8) of the
Consular Section
American Institute in Taiwan
Taipei office



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

Document Images

<u>01/16/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/1995 -- ANNUAL REPORT</u>	View image in PDF format

Altkey: 2089016
MIN KUANG FENG

Parcel ID: 18E17S100260 16120 0070
9240 N PATCH DR , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1526 - CITRUS SPRINGS UNIT 26
Tax District 00CS - CITRUS SPRINGS
Subdivision 000412 - CITRUS SPRINGS UNIT 26
Short Legal CITRUS SPRINGS UNIT 26 PB 9 PG 7 LOT 7 BLK 1612
Est. Parcel Sqft 9,839
Est. Parcel Acres .23
Map SC-TW-RG 17-17S-19E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name MIN KUANG FENG
Mailing Address 6F 223 RUEIGUANG ROAD
NEIHU DISTRICT
ROC TAIPEI CITY 114 TAIWAN

All Owners

Name	Owner Type
MIN KUANG FENG	HW - Husband And Wife
MIN LIN A YIN	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$11,040	\$0	\$11,040	\$3,221	\$0	\$3,221	\$0	\$145.93	Link
2024	\$7,840	\$0	\$7,840	\$2,928	\$0	\$2,928	\$0	\$103.75	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	00CS	CITRUS SPRINGS	\$11,040	14.8298	\$197.79

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/2008	\$100	2247/0886	03-SAME FAMILY/DEED FOL	V
05/01/1998	\$10,100	1248/1917	00-WARRANTY DEED	V
12/01/1992	\$2,187,400	0963/1765	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			\$11,040	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 26 PB 9 PG 7 LOT 7 BLK 1612

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923141

To: Tax Collector of CITRUS COUNTY, Florida

I,
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
2089016	2024/2193	06-01-2024
Legal Description		
CITRUS SPRINGS UNIT 26 PB 9 PG 7 LOT 7 BLK 1612		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

04-05-2026
Application Date

Applicant's signature

Altkey: 2089016
MIN KUANG FENG

Parcel ID: 18E17S100260 16120 0070
9240 N PATCH DR , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1526 - CITRUS SPRINGS UNIT 26
Tax District 00CS - CITRUS SPRINGS
Subdivision 000412 - CITRUS SPRINGS UNIT 26
Short Legal CITRUS SPRINGS UNIT 26 PB 9 PG 7 LOT 7 BLK 1612
Est. Parcel Sqft 9,839
Est. Parcel Acres .23
Map SC-TW-RG 17-17S-19E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name MIN KUANG FENG
Mailing Address 6F 223 RUEIGUANG ROAD
NEIHU DISTRICT
ROC TAIPEI CITY 114 TAIWAN

All Owners

Name	Owner Type
MIN KUANG FENG	HW - Husband And Wife
MIN LIN A YIN	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$11,040	\$0	\$11,040	\$3,221	\$0	\$3,221	\$0	\$145.93	Link
2024	\$7,840	\$0	\$7,840	\$2,928	\$0	\$2,928	\$0	\$103.75	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	00CS	CITRUS SPRINGS	\$11,040	14.8298	\$220.05

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
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0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	VI
09/01/2008	\$100	2247/0886	03-SAME FAMILY/DEED FOL	V
05/01/1998	\$10,100	1248/1917	00-WARRANTY DEED	V
12/01/1992	\$2,187,400	0963/1765	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				PDR

Total Misc Value
